

DESCRIPTION OF THE FRANK J. MASSEY LANDS, FIRST DISTRICT,  
QUEEN ANNES COUNTY, MD.

Beginning for the same at a point in the centerline of Bear Pond Road, said point being the northeast corner of the herein described lands and the northwest corner of the lands of Warner Vandervelde; and running, thence, by and with said Vandervelde lands S 13 09 20 E - 25.10' to a stone and S 13 09 20 E - 1998.20' to a concrete marker at the base of a large maple on the line of the lands of David W. Winkler; thence, by and with said Winkler lands S 70 20 40 W - 495.00' to an iron pipe and the lands now or formerly of James Clow; thence, by and with said Clow lands N 22 32 40 W - 1977.02' to an iron pipe and N 22 32 40 W - 25.01' to the centerline of Bear Pond Road; thence, by and with the centerline of said road N 69 35 40 E - 825.00' to the place of beginning. Containing in all 30.367 acres of land, more or less.

Subject to the right-of-way of Bear Pond Road, 50' wide.

March 23, 1981.

William R. Nuttle.

March 23, 1981.

George C. Nier, Atty.  
Nier, Jarrell & Hubbard  
Denton, Md. 21629

Dear Mr. Nier:

Jim Clements asked me to do this survey and send the results to you.

It took me about as long to dig the deed information out of the Land Records as it took to do the survey. If you have to do any title work, perhaps the following information will be of some help.

The Massey deed, CWC 3/216, Parcel 1, describes this property as the "Parker Woodlot" of 30 acres. I ran this back to a tax sale (ASG Jr. 3/135) which describes it as 30 acres assessed to James E. Parker, but I was unable to find any record of James E. Parker in the index. I will not describe the many blind alleys that I explored; this is the information that I finally came up with.

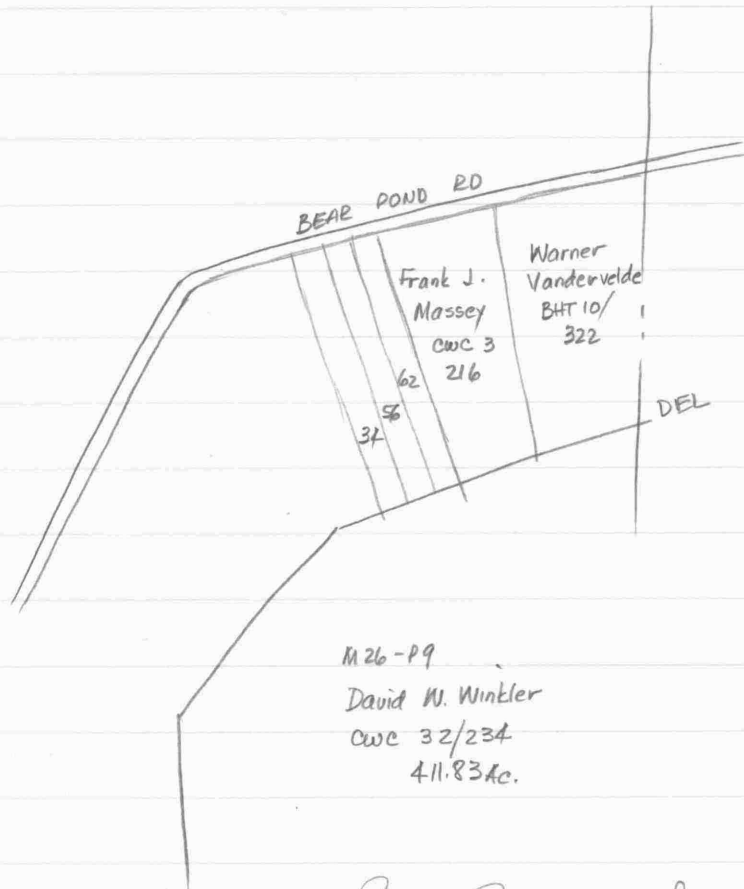
Bayard and William Cahall bought at atx sale the property of Mary Ellen Cahall by deed WHC 1/340. This land consisted of 120 acres, fronting on Bear Pond Road from the Delaware line towards Templeville for some 3263'. William sold his interest to Bayard in the 43 acres (WHC 2/570) that is now in title to Vandervelde. William then conveyed the 30 acres shown on my survey to Samuel Cahall by deed WHC 2/571. Samuel sold to John Kunz in SS 1/368. The only record that I found of Mr. Kunz was a mortgage to Harry Dailey on this property in SS 9/383. I may have missed something, but I was unable to fill in the gap between Kunz and Parker.

Meanwhile, Sophia Cahall, widow of William, sold more land than she had left to Robert McKnett (WHC 9/144). He, in turn, sold off a series of parcels, one of which went to James Clow. This is the one adjacent to Massey. The tax maps show a Robert McKnett owning this land, but the deed is to a parcel farther down the road. Maybe some one else will straighten that one out.

If you have any questions, give me a call.

Sincerely yours,

MAP 20



62 Patrick H. Owens CWC 79/94 Robt W. McKnett Sr. CWC 86/749  
56 Thos. J. Carney TSP 68/438 Snyder Transportation Co. Inc.  
MWM 150/717

Massey CWC 3/216

Parcel 1 "Parker woodlot" adjoining Margaret Cahall - 30 Ac.  
Parcel 2 - 10 acres adjoining Louis Sittig

(1940)  
Being ASG 3/135 - tax sale - 30 acres assessed to James E. Parker  
index traced to 1850 - no record of James E. Parker

WHC 9/2 Robt. S. McKnett to Rachel E. Smith  
 Begin cor. of whole tract adjoining Hays land  
 $N 65 \frac{1}{2}^{\circ} E - 17 \frac{1}{2}$   
 $S 26 \frac{1}{2}^{\circ} E - 118 \frac{1}{2}$   
 $S 65 \frac{1}{2}^{\circ} W - 17 \frac{1}{2}$   
 $N 26 \frac{1}{2}^{\circ} W - 118 \frac{1}{2}$   
 12 A 4 P

McKnett sold before  
 getting deed from  
 Sophia Cahall

WHC 9/143 McKnett to James Clow - part of Cahall adjoining part  
 bought by Samuel Cahall  
 Begin rd 71 p from original corner  
 $N 65 \frac{1}{2}^{\circ} E - 12$   
 $S 26 \frac{1}{2}^{\circ} E - 120$   
 $S 65 \frac{1}{4}^{\circ} W - 15$   
 $N 26 \frac{1}{2}^{\circ} W - 120$  to begin  
 10 Ac.

WHC 9/144 - McKnett to Peppin  
 Begin  $17 \frac{1}{2}$  p up rd from orig corner  
 $N 65 \frac{1}{2}^{\circ} E - 13 \frac{1}{2}$   
 $S 26 \frac{1}{2}^{\circ} E - 118 \frac{1}{2}$   
 $S 65 \frac{1}{4}^{\circ} W - 13 \frac{1}{2}$   
 $N 26^{\circ} W - 118 \frac{1}{2}$  to begin  
 10 Ac.

b2  
32

Another deed on page WHC 9/144 - Sophia Cahall conveys the above  
 property to McKnett - see other page

Index James A. Lane grantee prior to 1906  
WD 6/176 from Temple X

JEG 3/584 " Scotton X to 1852

No record of Cahall to James A. Lane

Index Sophia Cahall - grantor

(3) WFK 7/116 - Faulkner X

(2) { WHC 2/570<sup>571</sup> - Bayard Cahall ✓  
WHC 9/144 - McKnett

Children of  
Sophia Cahall

WHC 9/144 - Sophia Cahall (et al) to Robt S. McKnett 1899

Land on Bear Pond Rd adjoining Samuel Cahall, Mrs. Gooden and others

Begin stone east side of rd. at original corner of whole Cahall tract

N 65 1/2° E - 83

S 26 1/2° E - 120 to stone

S 65 1/4° W - 85

N 26 1/2° W - to place of begin

62 Ac. 3 P.

Being part of WHC 1/340, also part of Bayard to Wm. M. Cahall

Index Robt S. McKnett - grantor after 1899

(2) { Smith WHC 9/2 ✓  
Clow " 9/43 ✓  
Pippin " 9/144 ✓  
Cahall JEG 4/355 X

(3) { JFR 3/62 - Myer X

(4) { BHT 6/327 - Lane ✓

Note Sophia was  
Wm. M. Cahall's wife

43  
62  
105

Index Wm. M. Cahall

to Geo. Martin BHT 12/565 X

SRC

BHT 15/140, 141

Wm. H. to Edwin Knox SS 5/64 X

H. B. W. Mitchell SS 10/360 X

Wm. H. to Faithful WFW 1/44

Mary Mark JFR 3/198

Friel " 3/479 X

Butler " 4/43 X to 1906

Wm. H. to Keating mtg. SCD 9/484 X prior to conveyance

" Beverly WHC 2/97 X

Wm. C. Galt WHC 5/206 X

Wm. H. Shawley JEG 3/489 X

" Carter JEG 6/188 X

" Price mtg. " 8/163 X

Note: - No record found of conveyance from Wm. M. Cahall

Winkler CWC 34/234

Begin N side Md. 302 (20' from E)  
w/ Clarence Klinge N01°W - 4294 to stump of red oak near large  
black gum  
w/ Vanderbilt Bros. N32°00'E - 2331 to stump of pin oak  
" N67°45'E - 2494 to iron post on Md.-Del. line  
w/s 504°30'W - 5909 to N side Md. 302

Plotted  
1" = 1320'

survey by Fisher 1933

Indie Bayard Cahall

WHC 1/340

" 2/570

Begin where Md.-Del line crosses rd.

w/sd 367°W - 197.76 to Hayes

527°E - 118.94 to stone near oak on line of Goodwin

w/s N64¾°E - 146.5 to large oak on Md.-Del. line

w/s North to begin  
120 Ac.

tax sale of Mary Ellen Cahall land  
to Wm. Fu. & Bayard Cahall

Plotted 1" = 1320'

43 A 1R 29P described - Wm. to Bayard.

Sophia and/or Samuel Cahall - grantor

- SS1/368 to <sup>John</sup> Kunz  
③ JFR2/90 " Robinson  
④ none  
⑤ "

1906 Tract adjoining Bayard Cahall on north - 30 acres 2R  
Being lvm. Cahall to Samuel Cahall Jan. 3, 1895  
WHC 2/571

Begin road off Staln near small bridge on div. line  
with Bayard Cahall

w/sd  $564\frac{1}{2}^{\circ}W - 50^{825}$  to point opp Staln

$526\frac{1}{2}^{\circ}E - 120^{1980}$  and Gooding

w/s  $N65\frac{1}{4}^{\circ}E - 30^{495}$  to Bayard's corner

w/s  $N17\frac{1}{4}^{\circ}W - 122^{2013}$  to begin

30 A 2R

Part of Bayard to lvm. Cahall

Note: This deed was  
prior to the one  
to McKnight

Index John Kunz - grantor after 1906  
to Harry Dailey mtdg 559/383

1945

mortgage on described property Jan 2, 1911



1929

Vanderwilde - BHT 10/322 - from Margaret Cahall et al.

Begin on road off post planted on Ind-Id. line  
w/rd.  $S 68^{\circ} W - 80$  <sup>1320</sup> to point near small bridge  
through woods  $S 17^{\circ} 4' E - 122$  <sup>2013</sup> to Joslin heirs  
w/s  $N 65^{\circ} E - 35.5$  <sup>585.75</sup> to Ind-Id line  
w/s  $N 02^{\circ} 1/2' E - 132.6$  <sup>2187.9</sup> to begin

Plotted 1" = 1320

43 A 1 R 29 P.

Being land divided by Lem. Cahall & Bayard J. Cahall  
& sold to Bayard J. Cahall & Margaret (Margarate Ann)  
Cahall

McKnett AWC 86/749 from John T. Clark II  
Tract 2

Begin Id.

$N 65^{\circ} 1/2' E - 13^{\circ} 1/2$  <sup>222.75</sup>

$S 26^{\circ} 1/2' E - 118^{\circ} 1/2$  <sup>1955.25</sup>

$S 65^{\circ} 1/4' W - 13^{\circ} 1/2$  <sup>222.75</sup>

$N 26^{\circ} 1/2' W - 118^{\circ} 1/2$  <sup>1955.25</sup> to begin

10 Ac.

Being Earl Moore to Robt McKnett TSP 19/76

" SS 1/118 James Clow to Isaac Moore 1906

"part of Cahall land adjoining a part bought by  
James A. Lane" - same descrip.

Being part of Sophia Cahall to R. S. McKnett Feb. 3, 1898

BHT 6/327 Robt S. McKnett to James A. Lane

Part of "Cahall land" adjoining part bought by Edna Cahall

Begin 44' 1/2 up rd. from orig cor.

N 65 1/2° E - 13 1/2

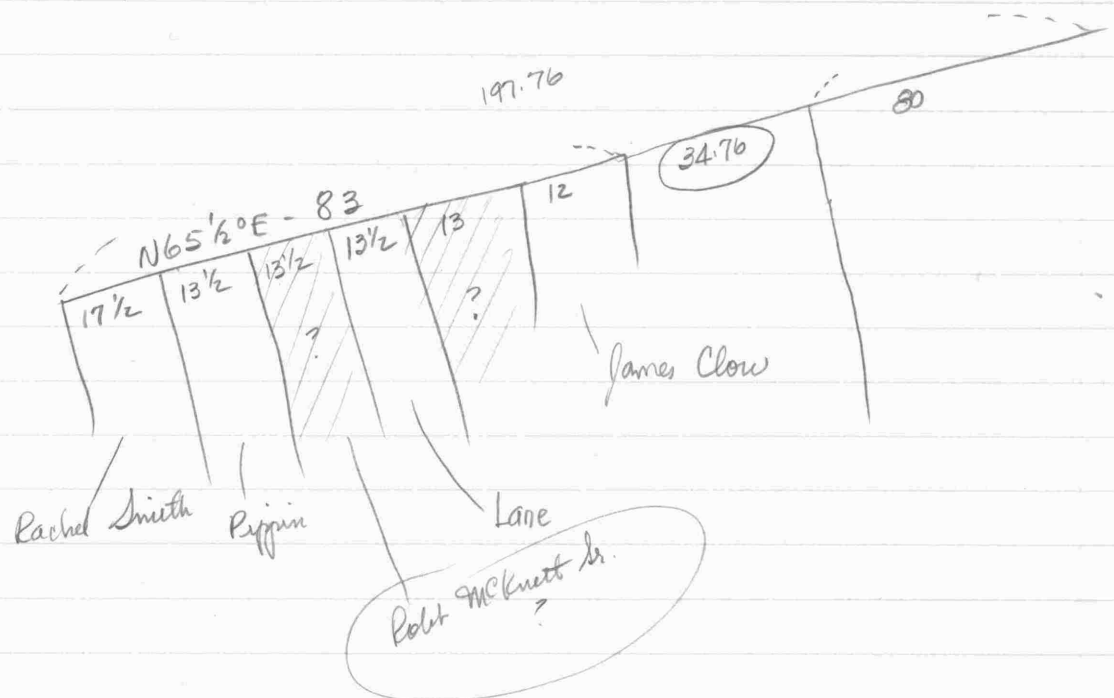
S 26 1/2° E - 119

S 65 1/4° W - 13

N 26 1/2° W - 119 to begin

10 A

Part of Sophia Cahall to Robt McKnett

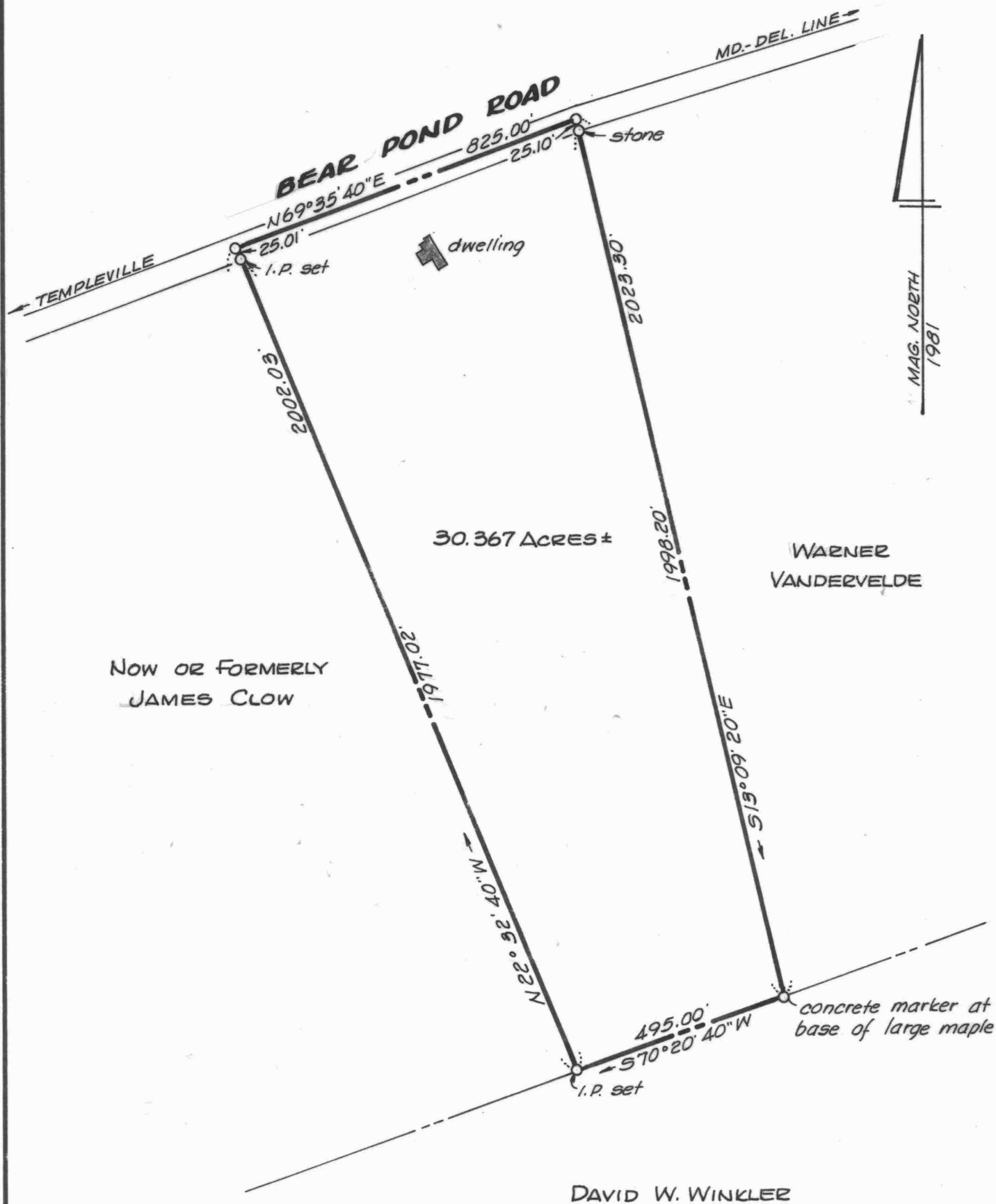


197.76  
163  
34.76

44 1/2  
13 1/2  
58  
12  
1

44 1/2  
31  
13 1/2

58  
12  
70



PLAT OF A SURVEY OF THE  
**FRANK J. MASSEY LANDS**  
 1<sup>ST</sup> DISTRICT, QUEEN ANNES CO., MD.  
 Scale 1" = 300' March 1981.  
 William E. Nuttle, Reg. Surveyor  
 Chestertown, Md.

I.P. = iron pipe